001.A	0001	0030.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	580,200	/	580,200
USE VALUE:	580,200	/	580,200
ASSESSED:	580,200	/	580,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MATTEOSIAN GREGORY & DAVID
Owner 2:	
Owner 3:	
Street 1:	30 MAGNOLIA ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTEOSIAN GREGORY/DAVID -
Owner 2:	-
Street 1:	30 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Aluminum Exterior and 1285 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	575,700	4,500		580,200
Total Card	0.000	575,700	4,500		580,200
Total Parcel	0.000	575,700	4,500		580,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.52 /Parcel: 451.52

Legal Description

User Acct 280027

GIS Ref

GIS Ref

Insp Date 02/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.A-0001-0030.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	575,700	4500	.		580,200		Year end	12/23/2021
2021	102	FV	559,500	4500	.		564,000		Year End Roll	12/10/2020
2020	102	FV	551,400	4500	.		555,900	555,900	Year End Roll	12/18/2019
2019	102	FV	530,900	4500	.		535,400	535,400	Year End Roll	1/3/2019
2018	102	FV	510,300	4500	.		514,800	514,800	Year End Roll	12/20/2017
2017	102	FV	466,200	4500	.		470,700	470,700	Year End Roll	1/3/2017
2016	102	FV	508,700	4500	.		513,200	513,200	Year End	1/4/2016
2015	102	FV	463,400	4500	.		467,900	467,900	Year End Roll	12/11/2014

!15324!

PRINT

Date	Time
12/30/21	20:33:56

LAST REV

Date	Time
02/26/18	08:34:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTEOSIAN GREG	46929-319		2/6/2006		1	No	No		

USER DEFINED

Prior Id # 1:	304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2018	Meas/Inspect	DGM	D Mann
8/26/2017	TTL REFUSAL	HS	Hanne S
3/13/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7829													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.500000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	411.709
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707303
Depreciation:	131558
Depreciated Total:	575744

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
90	001.0-0001-0030.1		5/15/1998	264,000
89	001.0-0001-0030.1		9/17/1998	105,711
84	001.0-0001-0030.1		7/30/1998	260,000
82	001.0-0001-0030.1		2/20/1998	263,575

WtAv$/SQ:		AvRate:	86.25	Ind.Val	195910.8087

Juris. Factor:	1.00	Before Depr:	473.47
Special Features:	0	Val/Su Net:	448.02
Final Total:	575700	Val/Su SzAd	448.02

SKETCH

UnSketched SubAreas:
GLA: 1285,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,285	411.710	529,046

Net Sketched Area:	1,285	Total:	529,046

Size Ad	1285	Gross Area	1285	FinArea	1285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0030.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1960	24.47	T	40	102			3,900			3,900
19	Patio	D	Y	1	24X24	A	PR	1960	2.90	T	65.3	102			600			600

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500